

Site: M:26/13/3

Kingdon Sisters House

Built: 1889

206 Reading Avenue

Private

The Kingdon family constructed this 2-1/2 story vernacular Queen Anne style residence in 1889 and occupied it until 1957. It was one of the first homes constructed in "Reading's First Addition to Rockville" (now "Rockville Park"), a subdivision of modest frame dwellings occupied by middle-class families.

DOE ☐ yes ☒ noNR ☐ yes ☒ no

# Maryland Historical Trust

## State Historic Sites Inventory Form

### 1. Name (indicate preferred name)

historic Kingdon Sisters House

and/or common

### 2. Location

street & number 206 Reading Avenue ☐ not for publicationcity, town Rockville ☐ vicinity of congressional district 8state Maryland county Montgomery (RV Planning Area 2)

### 3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	<b>Public Acquisition</b>	<b>Accessible</b>	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
	<input checked="" type="checkbox"/> not applicable	<input checked="" type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input checked="" type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

### 4. Owner of Property (give names and mailing addresses of all owners)

name Leo and Nancy Smithstreet & number 206 Reading Avenue telephone no.: 424-9698city, town Rockville state and zip code Maryland 20850

### 5. Location of Legal Description

courthouse, registry of deeds, etc. Montgomery Co. Land Records liber 2489street & number Montgomery Co. Courthouse folio 188city, town Rockville state Maryland

### 6. Representation in Existing Historical Surveys

title Maryland-National Capital Park and Planning Commission (1976)site Park Historians Office ☐ federal ☐ state ☒ county ☐ localdepository for survey records Needwood Mansion, Needwood Roadcity, town Derwood state Maryland

## 7. Description

Survey No. M:26/13/3

### Condition

☐ excellent  
☐ good  
☒ fair

☐ deteriorated  
☐ ruins  
☐ unexposed

### Check one

☐ unaltered  
☒ altered

### Check one

☒ original site  
☐ moved      date of move \_\_\_\_\_

Prepare both a summary paragraph and a general description of the resource and its various elements as it exists today.

The subject house faces south on Reading Avenue, well set back on a 3/4 acre lot shaded with trees. Its subdivided neighbors are a mix of vernacular Victorian cottages and 1940 to 1950 era houses on much smaller lots. A narrow cement walkway accesses the porch, then continues around the west side of the house to the rear porch and large rear garden.

This frame 1889, four-bay by four-bay, 2-1/2 story vernacular Queen Anne house is a gable front, side wing, with rear wing forming a "Z" shape. The cross-gable roof is covered by composition shingle, the exterior is sheathed in wide aluminum siding retaining gable fishscale shingling. It rests on a rough coursed fieldstone foundation with one brick central interior chimney and another located at the south end of the rear wing.

The front gable main block with side wing and rear extension with front and rear porches is typical of vernacular picturesque cottages. Although its form and shingle detail remains, other features such as gingerbread, shutters, window surrounds, narrow siding, and patterned tin roof that originally established its character have been covered or removed.

The four-bay south (front) facade is formed of a front-gabled three-sided bay, the main block gable front and the wing. Windows are uniformly unshuttered 1/1 with aluminum storm windows. The gabled bay has a central small 1/1 window in the fishscale-shingled pediment. The corners of the pediment extend over the mitered sides and are decorated with Eastlake-inspired brackets joined with a turned pendant. The bay has one window on each of its three sides on both stories. The one-bay gable front has one window on the second story and a one light wood exterior door with rectangular transom on the first story. The two bay wing has two evenly spaced windows on the second story and two longer windows on the first story. A shed/hipped roofed front porch extends from the bay window across the front supported by four turned columns and a half column at the building juncture. These are connected by a plain stick and rail balustrade which continues to form handrails flanking the two central steps. Cement has replaced the wood decking, piers, and lattice.

The two bay west facade is regular. It has a small central window in the gable and one window in each bay, both stories.

continued on attachment 7.1

M:26/13/3  
206 Reading Avenue  
Attachment 7.1

The north (rear) facade is formed of the two bay main block and a rear wing. The main block has one window in each of two bays on the second story and a window on the east bay of the first story. The west bay has an exterior door with a modern deck-type stoop covered by a pent roof. The west facade of the rear wing has one window at the northwest corner of the second story, one window below it on the first story and a small rectangular window on the east, first story. A battened cellar door is in the foundation. The north side of the rear wing has no fenestration but has fishscale shingling on the gable.

The four - bay east facade is regular with one window in the three north bays, both stories, and a an exterior door with small porch in the fourth bay, on the first story. The stoop is surrounded by a plain stick-and-rail balustrade and covered with a shed roof.

# 8. Significance

Survey No. M:26/13/3

Period	Areas of Significance—Check and justify below			
prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input checked="" type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input checked="" type="checkbox"/> other (specify)

Specific dates	Builder/Architect	local history
1889		
check: Applicable Criteria: <input type="checkbox"/> A <input checked="" type="checkbox"/> B <input checked="" type="checkbox"/> C <input type="checkbox"/> D		
and/or		
Applicable Exception: <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E <input type="checkbox"/> F <input type="checkbox"/> G		
Level of Significance: <input type="checkbox"/> national <input type="checkbox"/> state <input checked="" type="checkbox"/> local		

Prepare both a summary paragraph of significance and a general statement of history and support.

## Significance

This house was associated with the Kingdon family for almost 70 years. It is one of the first residences built northeast of Rockville in William Reading's First Addition. This little-altered 1889 house is an interesting example of local vernacular architectural features.

## History and Support

William Reading 1/ was a successful timber merchant, inventor, and owner of two 500-acre farms overlooking the C&O Canal. In 1884, he transferred his "Cabin John Farm" 2/ to his son Joseph and turned his attention to the development potential around Rockville created by the opening of the Metropolitan Branch of the B&O Railroad. He purchased land abutting the north side of the B&O Railroad tracks, 50 acres above the Baltimore Road and 28 acres below the road. The 28 acres, obtained from the Stonestreet family at a cost of \$4,293, was laid out in 56 building lots on 7 blocks. 3/ The streets were given family names— John, Stonestreet, Reading, and Grandin (the last was his maternal grandfather's name). In 1888 the Plat for "Reading's 1st Addition" was filed.

The Montgomery County Sentinel of February 22, 1889 noted that John Kingdon had purchased "A one third acre lot in Readings Addition upon which a house will be built at once". John and Alverda Kingdon paid \$250 for 17,738 square feet, Lot 6 in Block 2.

The undeveloped lots in Reading's Addition were sold to Washington Danenhower in 1890. Mr. Danenhower subdivided the large lots into four parts and renamed the development "Rockville Park". 4/ The Kingdons added the 25-foot wide Lot 7 to their holdings in 1892. 5/

Joseph Reading followed his father to Rockville in 1890 after the death of his wife Elizabeth Marshall, granddaughter of Chief Justice Marshall. J. Reading opened a drug store and was serving his second term as Mayor of Rockville at the time of his father's death in 1897. The Joseph Reading home was a sprawling villa style house built "on the hill" above Baltimore Road on the Reading land platted as "Croydon

continued on attachment 8.1

Joseph Reading followed his father to Rockville in 1890 after the death of his wife Elizabeth Marshall, granddaughter of Chief Justice Marshall. J. Reading opened a drug store and was serving his second term as Mayor of Rockville at the time of his father's death in 1897. The Joseph Reading home was a sprawling villa style house built "on the hill" above Baltimore Road on the Reading land platted as "Croydon Park". The Reading house was large enough to accommodate 20 or more boarders during the summer season, but most of the houses in Rockville Park or Croydon Park were compact, practical, L-shaped frame dwellings built for middle class families. 6/

The Kingdon house was designed in a late Victorian/Queen Anne vocabulary but was covered with aluminum siding in 1960 and the millwork detailing of porch supports, brackets, pendants, and shaped shingling on side and back gables were replaced. Until the 1970 construction of the Janeta Store, the south side lots were vacant, adding to the spacious look of the property.

The widowed Alverda Kingdon lived in the residence until her death in 1928. Her daughters Isabel, Mary, and Alverda then occupied the comfortable house. Their brother Cory Kingdon, a reporter for the Evening Star resided at 300 Reading on the next corner. 7/ The house passed from the Kingdon family in 1957; current owners Leo and Nancy Smith purchased the property the following year.

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Footnotes:

1. Information on William and Joseph Reading from Portrait and Biographical record of the Sixth Congressional District, Chapman Publishing (1898) p. 565 et seq, and from Reading genealogy in files of Montgomery County Historical Society.
2. The Cabin John Farm was sold to the Baltzley brothers and became Glen Echo and Glen Echo Heights.
3. Montgomery County Land Records EBP32/224 (1884).
4. Plat A-53 shows the original 100 foot wide lots, divided into 25 foot widths. Lot 7 had 3,383 square feet and was not present on the original Plat of Readings 1st Addition at Plat A47.
5. Land Records JA34/383 (1892).
6. Newspapers from 1910-1920 mention "Judge" Reading's boarders. Cay Bride remembers that her parents sometimes took meals at the Reading house (now demolished).
7. Evening Star, July 6, 1929, June 6, 1902, Jan 3, 1959, November 28, 1953.

## 9. Major Bibliographical References

Survey No. M:26/13/3

Montgomery County Land, Tax, Equity and Plat Records. Reading family histories, Newspaper Abstracts (Montgomery County Sentinel and Evening Star); Interviews with Cay Bride and Nancy Smith; Maps, Atlases and Plats.

## 10. Geographical Data

Acreage of nominated property 21,626 square feet

Quadrangle name \_\_\_\_\_

Quadrangle scale \_\_\_\_\_

UTM References do NOT complete UTM references

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Zone Easting Northing

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Zone Easting Northing

C 

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D 

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E 

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### Verbal boundary description and justification

Lots 6 and 7 of Block 2 of Rockville Park fronting on Reading Avenue

### List all states and counties for properties overlapping state or county boundaries

state	code	county	code
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state	code	county	code
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## 11. Form Prepared By

name/title	Anne Cissel	Judy Christensen, Arch. Description
organization	Peerless Rockville	date May 1986
street & number	P.O. Box 4262	telephone 762-0096
city or town	Rockville	state Maryland 20850

The Maryland Historic Sites Inventory was officially created by an Act of the Maryland Legislature to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 supplement.

The survey and inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

return to: Maryland Historical Trust  
Shaw House  
21 State Circle  
Annapolis, Maryland 21401  
(301) 269-2438

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Rockville  
1"=600'  
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M. 26-13-3







**RICHARD H. ANDREWS**  
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05861501

M: 26/13/3  
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